

PETITION FOR ZONING VARIANCE 84-310-A

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.3.C.1. to 303.1. to permit a front yard setback of 30 ft. instead of the required average maximum of 40 ft. or a rear yard setback of 30 ft. instead of the required 50 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

must locate house near the road because of the low elevation on the water side

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State
Name
Address
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 3rd day of April, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 15th day of May, 1984, at 9:30 o'clock.

(over)

PETITION FOR ZONING VARIANCE 84-310-A

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.3.C.1. to 303.1. to permit a front yard setback of 30 ft. instead of the required average maximum of 40 ft. or a rear yard setback of 30 ft. instead of the required 50 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

must locate house near the road because of the low elevation on the water side

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State
Name
Address
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 3rd day of April, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 15th day of May, 1984, at 9:30 o'clock.

(over)

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Zoning Commissioner
FROM: Norman E. Gerber, Director, Office of Planning and Zoning
SUBJECT: Michael P. Janicki, 84-310-A
Date: April 20, 1984

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber, Director
Office of Planning and Zoning

NEG/JGH/sf

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 4, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Mr. Michael P. Janicki
1017 Baylis Street
Baltimore, Maryland 21224

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Dear Mr. Janicki:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

May 4, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #257 (1983-1984)
Property Owner: Michael P. Janicki
N/S Shore Rd. (E & W) 160' E. from centerline
Shore Rd. (N & S)
Acres: 50/63 X 185/226
District: 12th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Shore Road, an existing public road, is proposed to be further improved in the future, as a 30-foot closed section roadway on a 40-foot minimum right-of-way.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

The property to be developed is located adjacent to tidewater. The Petitioner is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential and commercial developments.

Item #257 (1983-1984)
Property Owner: Michael P. Janicki
Page 2
May 4, 1984

Water and Sanitary Sewer:

There is a public 8-inch water main and 8-inch public sanitary sewerage in Shore Road.

Very truly yours,
Robert A. Merton, P.E., Chief
Bureau of Public Services

RAM:EM:RWR:ss

E-GW Key Sheet
14 SE 23 Pos. Sheet
SE 4 F Topo
103 Tax Map

ORDER RECEIVED FOR FILING

DATE May 16, 1984
BY May 16, 1984
May 16, 1984

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~be~~ granted.

Therefore, IT IS ORDERED by the ^{Deputy} Zoning Commissioner of Baltimore County, this 16th day of May, 1984, that the herein Petition for Variance(s) to permit a front yard setback of 30 feet in lieu of the required average maximum of 40 feet, in accordance with the site plan filed herein, is GRANTED, from and after the date of this Order, subject, however, to the following:

1. The main entrance to the residence shall front on Shore Road.

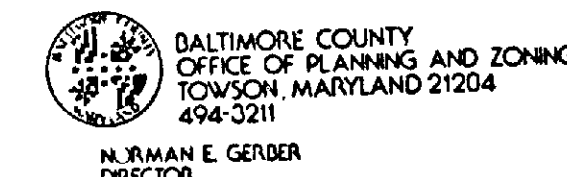
James M. Deane
Deputy Zoning Commissioner
Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~be~~ granted.

Therefore, IT IS ORDERED by the ^{Deputy} Zoning Commissioner of Baltimore County, this 16th day of May, 1984, that the herein Petition for Variance(s) to permit a front yard setback of 30 feet in lieu of the required average maximum of 40 feet, in accordance with the site plan filed herein, is GRANTED, from and after the date of this Order, subject, however, to the following:

1. The main entrance to the residence shall front on Shore Road.

James M. Deane
Deputy Zoning Commissioner
Baltimore County



Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 4/3/84
Item # 257
Property Owner: Michael P. Janicki
Location: N/S Shore Rd. 160' E. of Shore Rd.

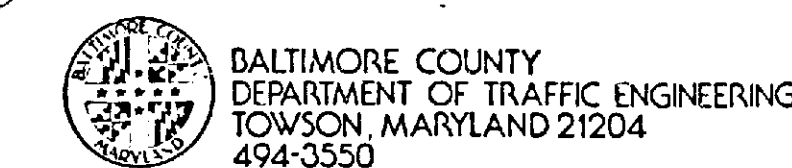
Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on 4/3/84.
- ☒ Landscaping should be provided on this site and shown on the plan.
- ☒ The property is located in a deficient service area as defined by Bill 178-78. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is 10'.
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-78, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ☐ Additional comments:

James G. Bolts
Eugene A. Bower
Chief, Current Planning and Development

cc: James Howell



STEPHEN E. COLLINS
DIRECTOR

April 16, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 253, 255, 256, and (257) ZAC-Meeting of April 3, 1984
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 253, 255, 256, and 257.

Michael S. Flanagan
Traffic Engineering Assoc. II

MSF/ccm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Arnold Jablon, Zoning Commissioner
TO: Office of Planning and Zoning Date: April 6, 1984

FROM: Jan J. Forrest

SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning items and does not anticipate any health hazards at this time regarding these items.

Meeting - March 27, 1984

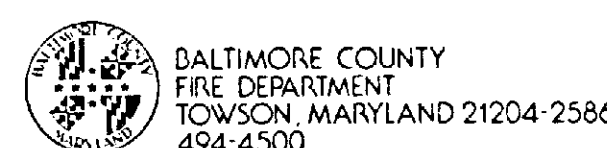
- Item #245 - State of Maryland (State Universities and Colleges)
- Item #249 - Mary M. Clark
- Item #251 - Replay Limited, Inc.

Meeting - April 3, 1984

- Item #255 - Betty H. Ganewell
- Item #257 - Michael P. Janicki

Jan J. Forrest
Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/eth



PAUL H. REINCKE
CHIEF

April 10, 1984

Mr. William Hancock
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Comodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Michael P. Janicki

Location: N/S Shore Rd. (E & W) 160' E. from c/l Shore Rd. (N & S)

Item No.: 257

Zoning Agenda: Meeting of 4/3/84

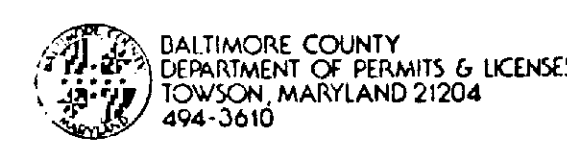
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED: Paul H. Reincke 4/10/84 Approved: James G. Bolts
Special Inspection Division Fire Prevention Bureau

5/15/mb
84/310-A



Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

April 10, 1984

Dear Mr. Jablon:

Comments on Item # 257 Zoning Advisory Committee Meeting are as follows:

Property Owner: Michael P. Janicki
Location: N/S Shore Road (E & W) 160' E. from c/l Shore Road (N & S)
Existing Zoning: D.R. 10-5
Proposed Zoning: Variance to permit a front yard setback of 30' in lieu of the required average maximum of 40' or a rear yard setback of 30' in lieu of the required 50'.

Acres: 50/63 x 185/226

District: 124B.

The items checked below are applicable:

- ☒ All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 EXCEPT for the following: REAR YARD SETBACK and other applicable codes.
- ☒ A building code EXCEPT for the following: REAR YARD SETBACK and other applicable codes.
- ☒ Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal REQUIRED. Non-produced seals and signatures are required on Plans and Technical Data.
- ☒ Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- ☒ An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction no openings permitted within 3'0" of lot lines. A fire wall is required if construction is on the lot line, see Table 101, line 2, Section 1107 and Table 1106, also Section 2013.
- ☒ Requested variance appears to conflict with the Baltimore County Building Code, Section 2.
- ☒ A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- ☒ Before this office can comment on the above structure, please have the owner, thru the services of a Registered Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 101.
- ☒ Comments - Grade elevations are not shown. The proposed structure appears to be affected by Tidal Inundation. See Section 519.0 of Bill 1-82. All floors including basement shall be 1'-0" above the established 100 yr. flood tide.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 N. Calverton Ave., Towson.

Very truly yours,
Charles E. Burdman
Charles E. Burdman, Chief
Plans Review

CCB:es

SPECIAL NOTE FOR CONSTRUCTION IN TIDAL OR RIVERINE AREAS

BILL 1-82 BALTIMORE COUNTY BUILDING CODE 1981

EFFECTIVE MARCH 25, 1982

SECTION 519 A section added to read as follows:

SECTION 519.0 CONSTRUCTION IN AREAS SUBJECT HAZARD TO FLOODING

519.1 AREAS SUBJECT TO INUNDATION BY TIDEWATERS:

1. Whenever building or additions are constructed in areas subject to inundation by tidewaters, the building's lowest floor (including basement) shall be not lower than one (1) foot above the 100 year flood elevation, as established by the U.S. Army Corps of Engineers or the Federal Flood Insurance study, whichever is more restrictive. These buildings or additions shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of the structure with materials resistant to flood damage.
2. Crawl space under buildings constructed in the Tidal Plain, as determined by the U.S. Army Corps of Engineers or the Federal Flood Insurance study, whichever is the more restrictive, shall be constructed so that water will pass through without resulting debris causing damage to the improvements of any property.
3. New or replacement utility systems, including but not limited to water supply, sanitary sewage, electric, gas and oil, must be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and require onsite waste disposal systems to be located so as to avoid impairment of them or contamination from them during flooding.

519.2 RIVERINE AREAS SUBJECT TO INUNDATION BY SURFACE WATERS WITHIN THE 100 YEAR FLOOD PLAIN.

1. No structures or additions shall be constructed within the 100 year flood plain of any watercourse. The 100 year flood plain shall be based upon the Federal Flood Insurance study or the Department of Public Works, whichever is the more restrictive; this determination shall include planned future development of the watershed area.
2. Reconstruction of residential dwelling units shall be governed by Sections 106.0 or 123.0 as applicable, except that rebuilding of residential dwelling units damaged in excess of 50 percent of physical value shall also be governed by the provisions of Subsection 519.1 of this section.
3. Reconstruction of other than residential buildings or structures in the riverine areas shall be made to conform to 519.1 when damage exceeds 50 percent of physical value.

C.E.B

Form 02-02

RE: PETITION FOR VARIANCE
S/S Shore Rd. (E & W), 160'
E of Centerline of Shore Rd.
(N & S) (7909 Shore Rd.),
12th District

MICHAEL P. JANICKI, Petitioner Case No. 84-310-A

ENTRY OF APPEARANCE

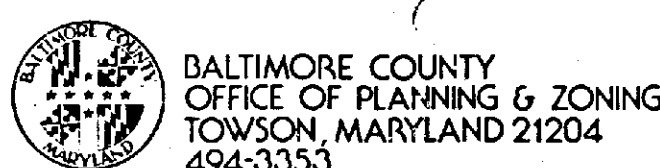
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 24th day of April, 1984, a copy of the foregoing Entry of Appearance was mailed to Michael P. Janicki, 1017 Baylis Street, Baltimore, MD 21224, Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman



ARNOLD JABLON
ZONING COMMISSIONER

May 9, 1984

Mr. Michael P. Janicki
1017 Baylis Street
Baltimore, Maryland 21224

Re: Petition for Variance
S/S Shore Rd. (East & West), 160' E of
c/l of Shore Rd. (North & South)
Case No. 84-310-A

Dear Mr. Janicki:

This is to advise you that \$53.00 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

Arnold Jablon
ARNOLD JABLON
Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 130280

DATE: May 13, 1984 ACCOUNT: R-01-615-000

AMOUNT: \$53.00 (cash)

RECEIVED: Michael P. Janicki

FOR: Advertising & Posting Case No. 84-310-A

036*****53000 8154A

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR VARIANCE

12th Election District

ZONING:

Petition for Variance

LOCATION:

South side Shore Road (East and West), 160 ft. East of the centerline of Shore Road (North and South) (7909 Shore Road)

DATE & TIME:

Tuesday, May 15, 1984 at 9:30 A.M.

PUBLIC HEARING:

Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a front yard setback of 30 ft. instead of the required average maximum of 40 ft. or a rear yard setback of 30 ft. instead of the required 50 ft.

Being the property of Michael P. Janicki, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

ZONING DESCRIPTION

Beginning on the N/S of Shore Road (East and West) 160 ft. East of the centerline of Shore Road (North and South). Thence

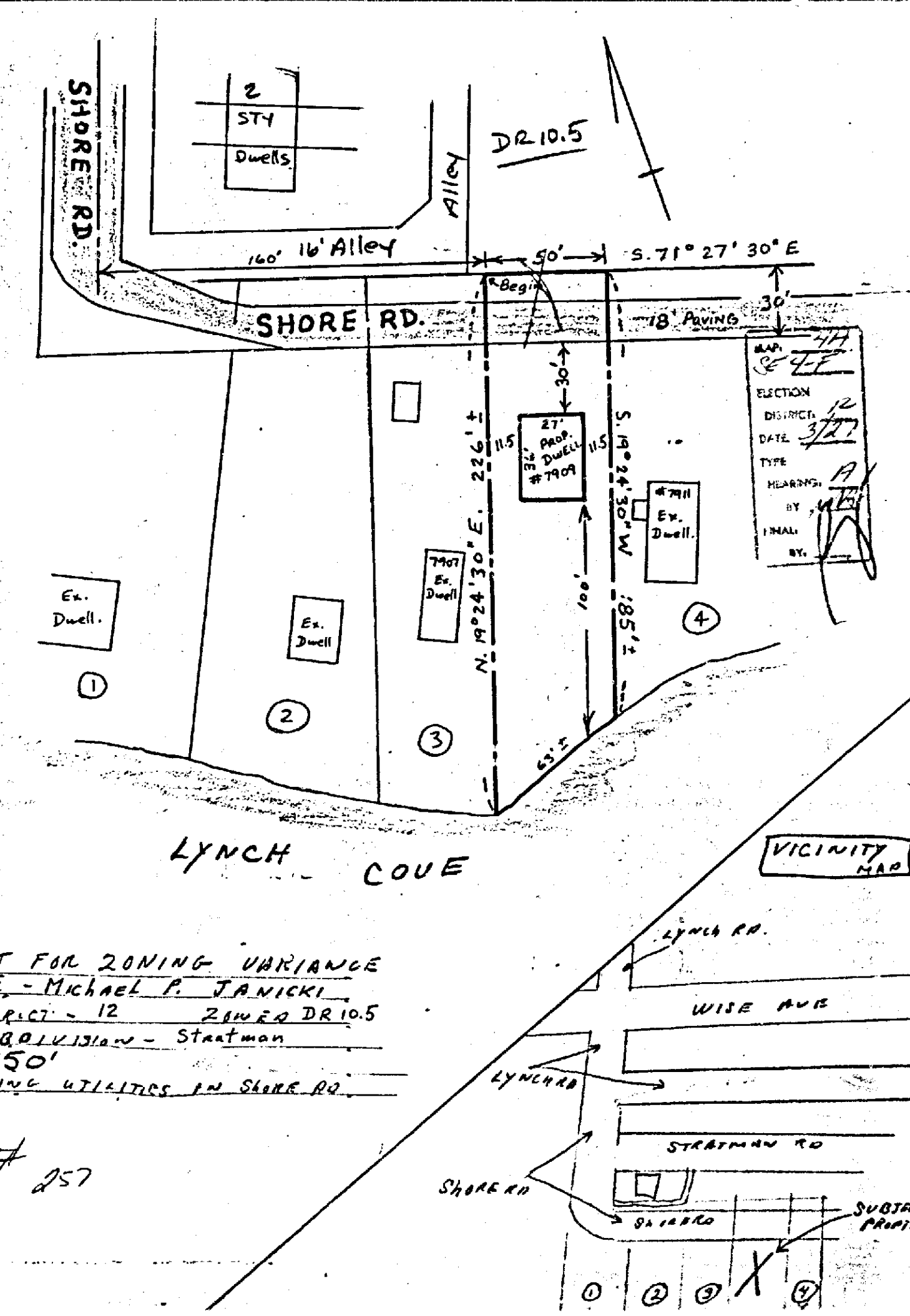
S. 71°27'30" E. 50 ft.±

S. 19°24'30" W. 185 ft.±

Westerly along the shoreline 63 ft.±

N. 19°24'30" E. 226 ft.± to the place of beginning.

12th. Election District. Also Known as 7909 Shore Road.



CERTIFICATE OF PUBLICATION

TOWSON, MD., April 26, 1984

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 15th day of May, 1984, the 15th publication appearing on the 26th day of April, 1984.

THE JEFFERSONIAN
S. Frank Smith
Manager.

Cost of Advertisement, \$18.00

DUPLICATE
CERTIFICATE OF PUBLICATION

TOWSON, MD., April 26, 1984

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 15th day of May, 1984, the 15th publication appearing on the 26th day of April, 1984.

THE JEFFERSONIAN
S. Frank Smith
Manager.

Cost of Advertisement, \$18.00

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

38 N. Dundalk Ave.
Dundalk, Md. 21222 April 26, 1984

THIS IS TO CERTIFY, that the annexed advertisement of Arnold Jablon in the matter of P.O. #54735 - was inserted in THE DUNDALK EAGLE, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 27th day of April, 1984; that is to say, the same was inserted in the issues of April 26, 1984.

JABLON FOR VARIANCE
12th Election District
ZONING: Petition for Variance
LOCATION: South side Shore Road (East and West), 160 ft. East of the centerline of Shore Road (North and South) (7909 Shore Road)
DATE & TIME: Tuesday, May 15, 1984 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Variance to permit a front yard setback of 30 ft. instead of the required average maximum of 40 ft. or a rear yard setback of 30 ft. instead of the required 50 ft. Being the property of Michael P. Janicki, as shown on plat plan filed with the Zoning Department.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

Kimbel Publication, Inc.
per Publisher.

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

38 N. Dundalk Ave.
Dundalk, Md. 21222 April 26, 1984

THIS IS TO CERTIFY, that the annexed advertisement of
Arnold Jablon in the matter of P.O. #54735 -
was inserted in **The Dundalk Eagle** a weekly news-
paper published in Baltimore County, Maryland, once a week
for one ~~successive~~ weeks before the
27th day of April 1984; that is to say,
the same was inserted in the issues of April 26, 1984

Kimbel Publication, Inc.
per Publisher.

PETITION FOR VARIANCE
12th Election District
ZONING: Petition for Variance
LOCATION: South side Shore Road
(East and West) 160 ft. East of the
centerline of Shore Road (North and South)
(7909 Shore Road)
DATE & TIME: Tuesday, May 15,
1984 at 9:30 A.M.
PUBLIC HEARING: Room 106,
County Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore
County, by authority of the Zoning Act
and Regulations of Baltimore County, will
hold a public hearing
- Petition for Variance to permit a
front yard setback of 30 ft. instead of
the required average maximum of 40 ft.
or a rear yard setback of 30 ft. instead
of the required 50 ft.
- Being the property of Michael P. Janicki,
as shown on plat plan filed with the
Zoning Department.
- In the event that this Petition is
granted, a building permit may be issued
within the thirty (30) day appeal period.
- However, entertain any request for a
stay of the issuance of said permit
during this period for good cause shown.
Such request must be received in writing
by the date of the hearing set above or
made at the hearing.
BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>u a</u>	Revised Plans: Change in outline or description <u>Yes</u> Previous case: <u> </u> Map # <u>24</u> <u>No</u>									

Item # 257

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 12 Date of Posting 4/29/84
Posted for: Petition for Variance
Petitioner: Michael P. Janicki
Location of property: 160' E of the c/l of Shore Rd. (East & West) 160' E of the c/l of Shore Rd. (North & South) 7909 Shore Rd.
Location of Signs: Sign of property (+) 7909 Shore Rd.
Remarks:
Posted by: Arnold Jablon Date of return: 5/3/84
Number of Signs: 1

PETITION FOR VARIANCE 12th Election District

ZONING: Petition for Variance
LOCATION: South side Shore Road (East and West), 160 ft. East of the centerline of Shore Road (North and South) (7909 Shore Road)
DATE & TIME: Tuesday, May 15, 1984 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

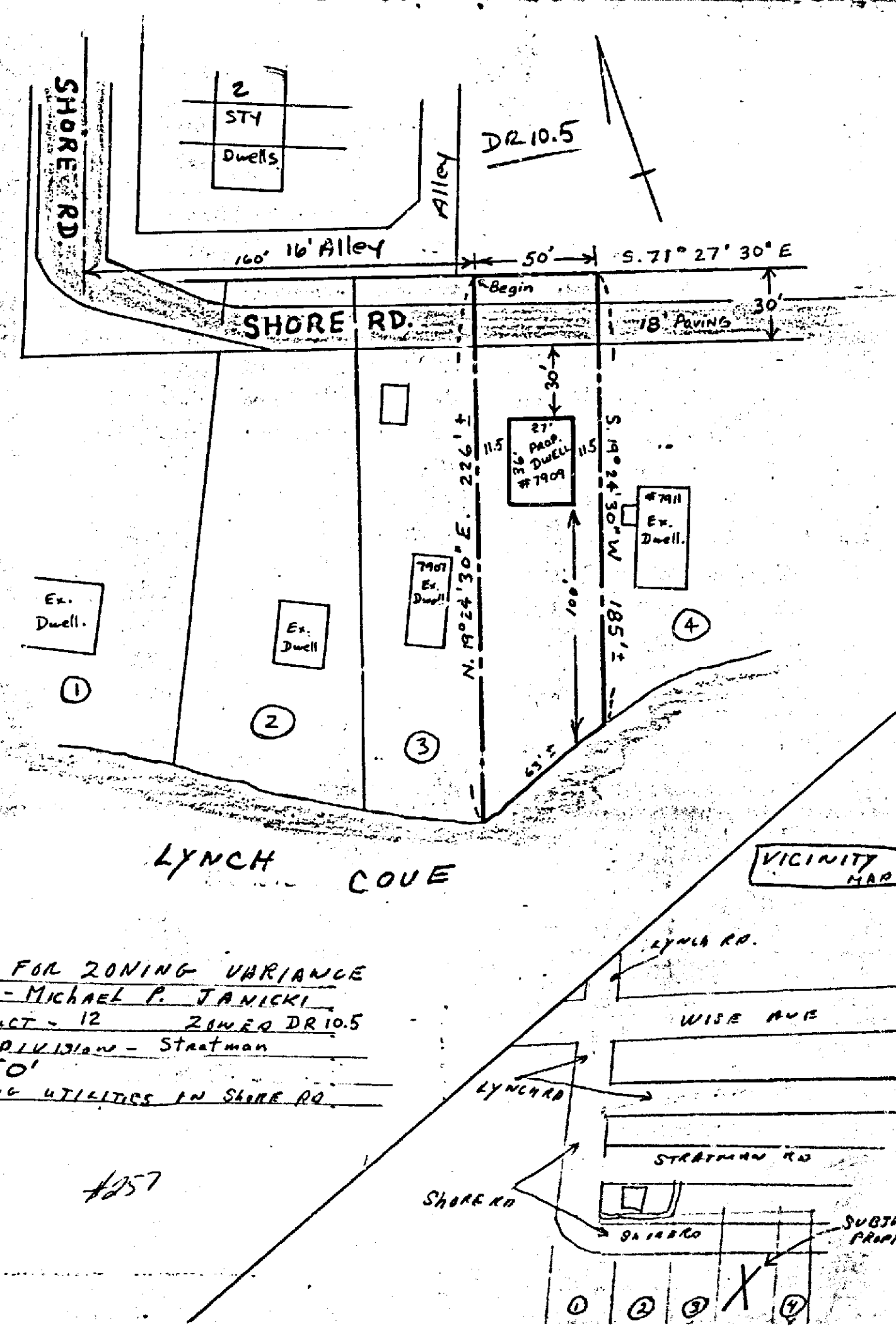
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a front yard setback of 30 ft. instead of the required average maximum of 40 ft. or a rear yard setback of 30 ft. instead of the required 50 ft.

Being the property of Michael P. Janicki, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY



ZONING DESCRIPTION

Beginning on the N/S of Shore Road (East and West) 160 ft. East of the centerline of Shore Road (North and South). Thence
S. 71° 27' 30" E. 50 ft. ±
S. 19° 24' 30" W. 185 ft. ±
Westerly along the shoreline 63 ft. ±
N. 19° 24' 30" E. 226 ft. ± to the place of beginning.
12th. Election District. Also Known as 7909 Shore Road.

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>u a</u>	Revised Plans: Change in outline or description <u>Yes</u> Previous case: <u> </u> Map # <u>24</u> <u>No</u>									

Item # 257

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 4, 1984
Mr. Michael P. Janicki
1017 Baylis Street
Baltimore, Maryland 21224

RE: Item No. 257 - Case No. 84-310-A
Petitioner - Michael P. Janicki
Variance Petition

Dear Mr. Janicki:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,
Nicholas B. Connodari
NICHOLAS B. CONNODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc
Enclosures

April 17, 1984

Mr. Michael P. Janicki
1017 Baylis Street
Baltimore, Maryland 21224

NOTICE OF HEARING

Re: Petition for Variance
S/S Shore Rd. (East & West), 160' E of the
c/l of Shore Rd. (North & South) (7909 Shore Rd.)
Michael P. Janicki - Petitioner
Case No. 84-310-A

TIME: 9:30 A.M.
DATE: Tuesday, May 15, 1984
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 128232
DATE 3/21/84 ACCOUNT 01-615-003
AMOUNT \$ 35.00
PAID BY Michael P. Janicki
FOR File for Item # 257
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

May 16, 1984

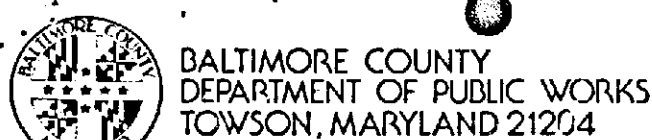
Mr. Michael P. Janicki
1017 Baylis Street
Baltimore, Maryland 21224

RE: Petition for Variance
S/S of Shore Rd. (east and west),
160' E of the center line of Shore
Rd. (north and south) (7909 Shore
Rd.) - 12th Election District
Michael P. Janicki - Petitioner
No. 84-310-A (Item No. 257)

Dear Mr. Janicki:
I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc
Attachments
cc: People's Counsel



HARRY J. PISTEL, P.E.
DIRECTOR

May 4, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #257 (1983-1984)
Property Owner: Michael P. Janicki
N/S Shore Rd. (E & W) 160' E. from centerline
Shore Rd. (N & S)
Acres: 50/63 X 185/226
District: 12th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Shore Road, an existing public road, is proposed to be further improved in the future, as a 30-foot closed section roadway on a 40-foot minimum right-of-way.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

The property to be developed is located adjacent to tidewater. The Petitioner is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential and commercial developments.

Item #257 (1983-1984)
Property Owner: Michael P. Janicki
Page 2
May 4, 1984

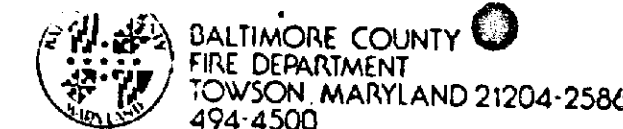
Water and Sanitary Sewer:

There is a public 8-inch water main and 8-inch public sanitary sewerage in Shore Road.

Very truly yours,
Robert A. Norton, P.E.
ROBERT A. NORTON, P.E., Chief
Bureau of Public Services

RAM:EMM:FWR:ss

P-GW Key Sheet
14 SE 23 Pos. Sheet
SE 4 F Topo
103 Tax Map



PAUL H. REINKE
CHIEF

April 10, 1984

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Michael P. Janicki

Location: N/S Shore Rd. (E & W) 160' E. from c/l Shore Rd. (N&S)

Item No.: 257 Zoning Agenda: Meeting of 4/3/84

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

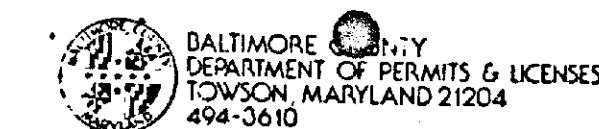
(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: *Paul H. Reinke* 4/10/84 Noted and Approved: *Charles E. Burnham*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



PAUL H. REINKE
CHIEF

April 10, 1984

Mr. Arnold Jablon, Zoning Commissioner

Office of Planning and Zoning

County Office Building

Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 257 Zoning Advisory Committee Meeting are as follows:

Property Owner: Michael P. Janicki

Location: N/S Shore Rd. (E & W) 160' E. from c/l Shore Rd. (N & S)

Existing Zoning: D.R. 10.5

Proposed Zoning: Variance to permit a front yard setback of 30' in lieu of the required average maximum of 10' or a rear yard setback of 30' in lieu of the required 50'.

Acres: 50/63 X 185/226

District: 12th.

The items checked below are applicable:

(X) All structures shall conform to the Baltimore County Building Code 1981/Council Bill 4-82 ~~XXXXXX~~ and other applicable codes.

(X) A building/other ~~XXXXXX~~ shall be required before beginning construction. May be Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal ~~XXXXXX~~ required. Non-reproduced seals and signatures are required on Plans and Technical Data.

D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot line. A fire wall is required if construction is on the lot line, see Table 401, line 2, Section 4407 and Table 4402, also Section 503.2.

F. Requested variance appears to conflict with the Baltimore County Building Code, Section 4.

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.

(X) Comments - Grade elevations are not shown. The proposed structure appears it may be affected by tidal inundation. See Section 519.0 of Bill 4-82. All floors including basement shall be 1'-0" above the established 100 yr. flood tide.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

SPECIAL NOTE FOR CONSTRUCTION IN TIDAL OR RIVERINE AREAS

BILL 4-82 BALTIMORE COUNTY BUILDING CODE 1981

EFFECTIVE MARCH 25, 1982

SECTION 519 A section added to read as follows:

SECTION 519.0 CONSTRUCTION IN AREAS SUBJECT HAZARD TO FLOODING

519.1 AREAS SUBJECT TO INUNDATION BY TIDEWATERS:

1. Whenever building or additions are constructed in areas subject to inundation by tides, the building's lowest floor (including basement) shall be not lower than one (1) foot above the 100 year flood elevation, as established by the U.S. Army Corps of Engineers or the Federal Flood Insurance study, whichever is more restrictive. These buildings or additions shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of the structure with materials resistant to flood damage.

2. Crawl space under buildings constructed in the Tidal Plain, as determined by the U.S. Army Corps of Engineers or the Federal Flood Insurance study, whichever is the more restrictive, shall be constructed so that water will pass through without resulting debris causing damage to the improvements of any property.

3. New or replacement utility systems, including but not limited to water supply, sanitary sewage, electric, gas and oil, must be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and require onsite waste disposal systems to be located so as to avoid impairment of them or contamination from them during flooding.

519.2 RIVERINE AREAS SUBJECT TO INUNDATION BY SURFACE WATERS WITHIN THE 100 YEAR FLOOD PLAIN.

1. No structures or additions shall be constructed within the 100 year flood plain of any watercourse. The 100 year flood plain shall be based upon the Federal Flood Insurance study or the Department of Public Works, whichever is the more restrictive; this determination shall include planned future development of the watershed area.

2. Reconstruction of residential dwelling units shall be governed by Sections 106.0 or 123.0 as applicable, except that rebuilding of residential dwelling units damaged in excess of 50 percent of physical value shall also be governed by the provisions of Subsection 519.1 of this section.

3. Reconstruction of other than residential buildings or structures in the riverine areas shall be made to conform to 519.1 when damage exceeds 50 percent of physical value.

C.E.B